

## **\$530,000 - 1606 Westerra Avenue, Stony Plain**

MLS® #E4460057

**\$530,000**

3 Bedroom, 2.50 Bathroom, 2,052 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to 1606 Westerra Avenue, this beautiful 2052 sqft 2-storey is in the newer part of Westerra in Stony Plain, close to playgrounds and the ODR! This air-conditioned home has 3 bedrooms and 2.5 bathrooms. On the main floor is a large entry with tiled floor, a 2p bathroom and the mudroom leading to the heated dbl attached garage. The kitchen has dark cabinets, granite counters, a corner pantry and a large island. With Open concept design to the dining space and living room with hardwood floors and gas fireplace. The garden doors lead to the large deck in the west facing backyard complete with a dog run. The upper floor has 3 bedrooms including the primary suite with space for a king bed, large walk-in closet, a 4p ensuite with soaker tub and separate shower. There is a large bonus room with vaulted ceiling, the main 4p bathroom and the laundry room upstairs. The basement is left unfinished for your creative design. Upgrades: Hot Water on Demand, New Shingles in 2023, Central VAC, Garage Heater & AC!

Built in 2012

### **Essential Information**

MLS® # E4460057

Price \$530,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,052                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1606 Westerra Avenue |
| Area        | Stony Plain          |
| Subdivision | Westerra             |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7X 0H2              |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Hot Water Instant   |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                                                          |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 91              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 11:02pm MDT